



## AGENDA

Planning Commission Meeting  
Tuesday, February 25, 2020  
7:00 pm  
Gardner City Hall  
120 E. Main Street

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on January 28, 2020.

### REGULAR AGENDA

1. **NEW LIFE COMMUNITY CHURCH**

**FDP-20-01:** Consider a final development plan for New Life Community Church located east of the intersection of S Gardner Road and E 188<sup>th</sup> Street.

2. **PRAIRIE TRACE \*\*DEFERRED TO MARCH 24, 2020\*\***

Located southeast corner of W 175<sup>th</sup> Street and Interstate 35

- a. **Z-20-01(PDP-20-01):** Hold a public hearing and consider a rezoning of approximately 136.3 acres from County RUR, PRB2, and PEC3 Districts to City of Gardner Districts RP-1 (approximately 88.2 acres) and RP-2 (approximately 48.1 acres) and associated preliminary development plan for Prairie Trace.
- b. **Z-20-02:** Hold a public hearing on and consider a rezoning of approximately 31.9 acres from County PRB2 and PEC3 District to City of Gardner District R-3.
- c. **Z-20-03:** Hold a public hearing on and consider a rezoning of approximately 100.4 acres from County and PEC3 Districts to City of Gardner District C-3.
- d. **PP-20-01:** Consider a preliminary plat 356 single-family lots for Prairie Trace.

3. **FRONTIER COMMUNITY CREDIT UNION**

Located southwest of the intersection of Madison Street and Moonlight Road

- a. **PP-20-02:** Consider a preliminary plat for a 2 lot, 3.23 acre commercial subdivision.
- b. **FP-20-01:** Consider a final plat for a 2 lot, 3.23 acres commercial subdivision.
- c. **SP-20-01:** Consider a site plan for the Frontier Community Credit Union.



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

4. **COMPREHENSIVE PLAN AMENDMENT**

**CPA-20-01:** Hold a public hearing and consider adopting the *Gardner Destination Downtown Plan* and incorporating by reference the Plan into the *Gardner Comprehensive Plan*.

5. **ELECTION OF A VICE-CHAIR**

Nominate and elect a Vice-Chair of the Planning Commission for a term to expire July 2020.

**DISCUSSION ITEMS**

1. **SMALLER LOT SINGLE-FAMILY HOUSING IN GARDNER LAND DEVELOPMENT CODE**

**ADJOURNMENT**

